

EXHIBIT "A"

LEGAL DESCRIPTION

BEING, all of that 0.079 acre (3,458 square foot) tract of land situated in the John Trimble Survey, Abstract No. 1299, in the City of Weatherford, Parker County, Texas; being part of that tract of land described in General Warranty Deed to Samuel Dell Medina as recorded in Volume 2931, Page 856 of the Deed Records of Parker County, Texas; and being a part of Block 1, North West Addition, an addition to the City of Weatherford as recorded in Volume 29, Page 638 of the Deed Records of Parker County, Texas; said 0.079 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING, at a 1/2-inch iron rod found at the southeast corner of said Block 1; said point being the southeast corner of that tract of land described in General Warranty Deed to Fort Worth Area Habitat for Humanity, Inc. as recorded in Instrument No. 201711855 of the Official Public Records of Parker County, Texas; said point being in the north right-of-way line of North Avenue (60-foot right-of-way);

THENCE, South 89 degrees 37 minutes 23 seconds West, along the north line of said North Avenue, a distance of 119.80 feet to a 1/2-inch iron rod with "HARLEN 2047" cap found at the southwest corner of said Fort Worth Area Habitat for Humanity tract;

THENCE, South 89 degrees 37 minutes 23 seconds West, continuing along the north line of said North Avenue, a distance of 180.00 feet to a point at the southwest corner of said Medina Tract; said point being the southeast corner of that tract of land described in Contract of Sale to Senaida Beltran as recorded in Volume 1127, Page 718 of the Deed Records of Parker County, Texas;

THENCE, North 00 degrees 22 minutes 34 seconds West, along the west line of said Medina tract and the east line of said Beltran tract, a distance of 399.92 feet to the POINT OF BEGINNING;

THENCE, North 00 degrees 22 minutes 34 seconds West, along the west line of said Medina tract and the east line of said Beltran tract, a distance of 34.58 feet to a point for corner;

THENCE, South 35 degrees 42 minutes 55 seconds East, departing the west line of said Medina tract and the east line of said Beltran tract, a distance of 172.89 feet to a point for corner in the east line of said Medina tract; said point being in the west line of that called 0.456 acre tract of land described in Warranty Deed with Vendor's Lien to M C B Residential as recorded in Volume 2280, Page 1959 of the Deed Records of Parker County, Texas;

THENCE, South 00 degrees 22 minutes 34 seconds East, along the east line of said Medina tract and the west line of said 0.456 acre tract, a distance of 34.58 feet to a point for corner;

THENCE, North 35 degrees 42 minutes 55 seconds West, departing the east line of said Medina tract and the west line of said 0.456 acre tract, a distance of 172.89 feet to the POINT OF BEGINNING and containing an area of 0.079 acres or 3,458 square feet of land, more or less.

NOTES:

A survey plat of even survey date accompanies this legal description.

Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00012. Distances and areas shown are surface values in U.S. Survey Feet.

This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting the subject property that are not shown hereon.



René Silvas
RPLS No. 5921

5/4/2022



SANITARY SEWER EASEMENT

BEING PART OF
THE SAMUEL MEDINA TRACT
AND BEING SITUATED IN THE
JOHN TRIMBLE SURVEY, ABSTRACT NO. 1299
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

MAY 2022

SHEET 1 OF 2



BGE, Inc.

777 Main Street, Suite 1900, Fort Worth, TX 76102

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EXHIBIT "A"

PART OF
3 B LAND & CATTLE, LLC
(INST. NO. 201821919)
D.R.P.C.T.

**SANITARY SEWER
EASEMENT
0.079 ACRES
(3,458 SQ. FT.)**

NORTH WEST ADDITION
BLOCK 2
(VOL. 29, PG. 638)
D.R.P.C.T.

P.O.B.

NORTH WEST ADDITION
BLOCK 1
(VOL. 29, PG. 638)
D.R.P.C.T.

SENAIDA BELTRAN
(VOL. 1127, PG. 718)
O.R.P.C.T.

SAMUEL DELL MEDINA
(VOL. 2931, PG. 856)
O.R.P.C.T.

JAMES F. AND
CHANETTA D. WRIGHT
(VOL. 1805, PG. 1152)
D.R.P.C.T.

FORT WORTH AREA HABITAT
FOR HUMANITY, INC.
(INST. NO. 201711855)
O.R.P.C.T.

NORTH WEST ADDITION
BLOCK 0
(VOL. 29, PG. 638)
D.R.P.C.T.

100' RIGHT-OF-WAY
ON EACH SIDE OF C. OF TRACK)
TEXAS & PACIFIC RAILWAY CO.
(VOL. 7, PG. 285, VOL. 7, PG. 286,
VOL. 7, PG. 287)
D.R.P.C.T.

TRACT II
THE TEXAS AND PACIFIC RAILWAY COMPANY
(VOL. 589, PG. 327)
(VOL. 308, PG. 295)
D.R.P.C.T.

- LEGEND**
- ◻ M.R.D. MONUMENT OF RECORD DIGNITY
 - CIRS 5/8-INCH IRON ROD W/ "BGE" CAP SET
 - INST. NO. INSTRUMENT NUMBER
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS
 - D.R.C.C.T. DEED RECORDS OF PARKER COUNTY, TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - PROPOSED EASEMENT LINE
 - - - PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - · · ABSTRACT LINE

**NORTH AVE.
(60-FOOT R.O.W.)**

S 89°37'26" W 180.00'
1/2-INCH IRON ROD W/ "HARLEN 2047" CAP FOUND

S 89°37'23" W 119.80'
1/2-INCH IRON ROD FOUND

NOTES:

A legal description of even survey date accompanies this survey plat.

Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00012. Distances and areas shown are surface values in U.S. Survey Feet.

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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 00°22'34" W	34.58'
L2	S 35°42'55" E	172.89'
L3	S 00°22'34" E	34.58'
L4	N 35°42'55" W	172.89'



0 50 100
SCALE: 1" = 100'

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BEING PART OF
THE SAMUEL MEDINA TRACT
AND BEING SITUATED IN THE
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CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

MAY 2022
SHEET 2 OF 2



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